

DRAFT

REGULATION ALLOWING RELOCATION OF POTENTIALLY SIGNIFICANT 50-YEAR
OLD BUILDINGS TO ACHIEVE CONFORMITY WITH ZONING SETBACKS

Chapter 2.78, Art. II of the City Code provides that applications to relocate buildings fifty or more years old that have received an initial determination of significance by the Executive Director shall be reviewed by the Historical Commission as though the building were proposed to be demolished (Ch. 2.78.808.G).

The zoning ordinance first adopted in Cambridge in 1924 established arbitrary standards for setbacks that did not reflect neighborhood development patterns. Today's required front yard setbacks of 10, 15, 20 or 25 feet and side-yard setbacks of 7.5 to 15 feet make the vast majority of buildings over fifty years old non-conforming for dimensional reasons. Many buildings can achieve conformity by being relocated a short distance within the lot without detracting from the Commission's purpose of "preserving and protecting significant buildings." Conforming buildings may be more likely to be renovated than if they are non-conforming.

In consequence, the Commission adopts the following regulation:

The Executive Director or his designee is authorized to approve the relocation of potentially-significant 50-year-old buildings within their present lots to achieve zoning compliance, provided that:

- The building will be moved no further than 36" from its present position in any direction;
- The proponent has submitted plans for staff approval showing the preservation or restoration of the structure to be moved, notwithstanding the removal of any ells or accessory structures that comprise less than 25% of the structure by volume; and
- As provided in Ch. 2.78.090.H, the proponent's plans for the property have been filed with the Building Department and found to comply with all laws pertaining to the issuance of a building permit for that site..

Cambridge Historical Commission
December 27, 2016